

MINUTES

**PLANNING & ZONING COMMISSION
REGULAR MEETING
November 22, 2022
6:00 P.M.
7423 Hwy 6, Hitchcock, TX**

1. **Meeting Called to Order by Chair** – Person Travis Kaufman
2. **Roll Call.**

Members Present: Chair-Person Travis Kaufman, Marsha Knapp, Paul Roach, Bert Martin, Davis Wells, and Matt VonDerHeide.

Others Present: Arnold Cross Jr., Community Development Director, Stacey Baker, Community Development Specialist.

Members Absent: Vice-Chair Karen Williams

3. **Approval of Minutes.**

Regular Meeting – October 18, 2022

Matt VonDerHeide made a motion to approve the October 18, 2022, regular meeting minutes. Bert Martin seconded the motion. Motion passed 6-0.

4. **Citizen Comments:**

The following citizens voiced concerns with the zone changes and future development of the properties subject to this meeting:

There were 16 citizens present, 9 spoke:

Bobby Hyatt 8230 FM 2004- Concerned with drainage, water standing, traffic on and off FM 2004, 18 wheelers going fast causing accidents, environmental impacts, taxes, farms being eliminated.

Laura Lynch 7519 Dispensary- Wants the city to grow in a manner that doesn't damage the area, worried about the industrial area, quality of life effected, drainage, flooding, eliminating the wildlife, it will not be as peaceful anymore, a master planned community is not a good fit for our town.

Phillip Lynch 7519 Dispensary- Agrees with previous speakers, ok with commercial along the front, concerned about the number of homes going into that area.

William Gibson 7516 Dispensary- Originally a portion of this property was supposed to help with drainage on Blimp Base and does not. There will be an increase of 1600 people, additional flooding, and runoff onto neighboring property. This property should be subdivided out for larger lots instead of small lots.

Jimmy Hale 7520 Dispensary- Agrees with previous speakers regarding drainage, flooding, already a neglected area, flooding will be worse, current problems not being addressed by the city.

Bobby Wingate 7750 Pigeon- Moved from League City to the country life, wants the city to listen to the residents here now, curious about advantages and disadvantages of this type of development, concurs with everyone else, drainage is a major concern.

Michelle Wingate 7750 Pigeon- This is supposed to be a forever home, concerned with drainage, the current ditches remain full of water all the time, a ditch is through the yard to divert water, flooding, water circles other properties, moved from Santa Fe because of a similar development wanting to keep the country life.

Karen Kunz 7650 Pigeon- They recently had to cut a ditch in their yard diverting water to their pond, they left Galveston because of lack of zoning there, traffic is a nightmare on Blimp Base Road due to children play in the streets, no sidewalks, lighting is terrible, homes are stacked in there, no drainage, and 911 services are diverted. People want land with beautiful homes and space, acreage is important to people, it is currently hard to get out onto FM 2004, the area is already noisy with the racetrack there, the wildlife will be eliminated, environmental impacts and hazards, concerned about the entire PUD zoning and what it actually means.

Randy Orr 8426 FM 2004- Concerned with drainage and the fact that TXDOT already made the drainage worse on FM 2004 due to the widening of FM 2004. Water is now flowing on their property and others. Ambulances are frequently at this location because of the danger of pulling onto FM 2004 and 18 wheelers have to take wide turns resulting in blocking lanes. Existing business are already impacted by the traffic. Their helicopter business has been there for ten years. They already get noise complaints and try to accommodate requests by neighbors to not fly low to reduce noise. Helicopters come into the area all times. He is concerned with 1000 plus cars being added to this location. This development will increase unsafe conditions.

5. Public Hearings.

Public hearing on a zone change request by Shannon Sharp wishing to rezone vacant 33.563 acres Property ID 388783 Legal Description: ABST 47 L CRAWFORD SUR & ABST 43 D BUCKLEY SUR TR 1-3 33.563 ACRES (AUCTION TRS 4 & 5) *SBPCL:00470010003100/004300020001200* from General Commercial (GC) to Planned Unit Development (PUD).

Public Hearing opened at 6:15pm and closed at 6:37 pm.

Amber Scopes with Pape Dawson represented Shannon Sharp. She explained that drainage will be addressed as code permits and according to Atlas 14, there will be feasibility studies, a traffic analysis will take place, impact studies will take place, and she explained the necessary steps their company takes to make sure they comply. She fully understands all the concerns.

Public hearing on a zone change request by Shannon Sharp wishing to rezone vacant 202.540 acres Property ID 171691 Legal Description: ABST 48 PAGE 30 & 32 L CRAWFORD SUR TR 22 202.540 ACRES from Agricultural Residential (AR) to Planned Unit Development (PUD).

The Public Hearing opened at 6:37pm and closed at 6:56pm.

Travis Kaufman explained the current drainage versus new drainage for the area and concerns with Jay Road and TXDOT. He also explained that conceptual designs are necessary for all developments to be able to move forward with their processes needed. The engineers are responsible for a design plan to deflect drainage to other's properties whether it works or not. He also explained the roles of this board, and everyone has the right to voice concerns at the Council meeting and that City Council has overall approval of the requests no matter what the Planning and Zoning Commission decides. He asked Commissioners if they wanted to speak, no one spoke.

Items for Individual Consideration: The Commission shall receive testimony from all interested parties, consider and take appropriate action on matters set below.

- 6. Discussion and appropriate action on a zone change request by Shannon Sharp wishing to rezone vacant 33.563 acres Property ID 388783 Legal Description: ABST 47 L CRAWFORD SUR & ABST 43 D BUCKLEY SUR TR 1-3 33.563 ACRES (AUCTION TRS 4 & 5) *SBPCL:00470010003100/004300020001200* from General Commercial (GC) to Planned Unit Development (PUD)**

A motion was made by Paul Roach to deny the zone change. The motion was seconded by Matt VonDerHeide. The vote was 5-1 to deny the zone change.

- 7. Discussion and appropriate action on a zone change request by Shannon Sharp wishing to rezone vacant 202.540 acres Property ID 171691 Legal Description: ABST 48 PAGE 30 & 32 L CRAWFORD SUR TR 22 202.540 ACRES from Agricultural Residential (AR) to Planned Unit Development (PUD)**

A motion was made by Paul Roach to deny the zone change. The motion was seconded by Bert Martin. The vote was 5-1 to deny the zone change.

8. Announcements:

Stacey Baker announced that City Hall will be closed for the Thanksgiving holiday and reminded everyone that City Council will also hear the rezone request in December. Travis Kauffman reiterated what Stacey Baker said. Arnie Cross thanked everyone for attending the meeting and voicing concerns.

- 9. Commission Member Request/Comments: None**

10. Adjourn:

Bert Martin made a motion to adjourn the meeting. Matt VonDerHeide seconded the motion. Motion passed 6-0.

Meeting Adjourned at 7:00pm.

Karen J. A. for Travis Kauffman
TRAVIS KAUFFMAN, CHAIR - PERSON

Attest: Stacey Baker
STACEY BAKER, COMMUNITY DEVELOPMENT SPECIALIST